



# Opportunities & Limitations

Key opportunities include:

1. Clear ridgeline views to surrounding properties.
2. Natural features consisting of mature trees, intermittent streams, and unique hilly topography.
3. Direct access from Bell Road with secondary access to Baby Ruth Lane provides vehicular access.
4. Close proximity to food, fuel, and entertainment encourages pedestrian circulation.
5. Proposed multi-family usage is in character with the surrounding developments.
6. Potential expansion into undeveloped Hoover property.

Key limitations include:

1. Topography is steep in some locations and requires a large amount of grading to suit development.
2. Currently the property is entirely wooded with large mature trees in several locations. Not all trees could be preserved.
3. Bell Road is a busy roadway. Addressing traffic issues would be required.